

MINUTES
HOUSING AND COMMUNITY DEVELOPMENT COMMISSION (HCDC)
Meeting – January 27, 2010
Fresno City Hall, Council Chambers - 2nd Floor
2600 Fresno Street
Fresno, California 93721

A. CALL TO ORDER

With a quorum being present, the meeting was called to order by Chair Cox at 5:07 p.m.

Commissioners

Present:	Rogenia Cox, CHAIR Louise Bauer Davoli, Commissioner Jas Singh, Commissioner Izzy Einsidler, Commissioner Sandy Cha, Commissioner	Absent:	Armando Rodriguez, VICE-CHAIR Jeffrey Harrington, Commissioner
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<u>Staff</u> Present:	Claudia Cázares, Manager Housing and Community Development Erica Castaneda, Acting Recording Secretary	Absent:	Keith Bergthold, Assistant Director Planning and Development Department
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B. COMMUNICATIONS

None

C. APPROVAL OF MINUTES

Minutes of December 9, 2009 were approved as presented.

D. GENERAL ADMINISTRATION

1. RECOMMEND EXPANSION OF THE RESIDENTIAL MAJOR REHABILITATION LOAN PROGRAM

John Raymond, Redevelopment Agency provided the report to Commissioners. Staff recommends approval of an amendment to the Community Housing Partnership Program (CHPP). Under the proposed program, homes receiving rehabilitation assistance could be rented for a period of five years to an income qualified renter, after which it would be sold to an income qualified buyer. The homes would have an affordability restriction for a period of 55 years. There are many blighted properties that are not foreclosed but could be rehabilitated and improve the neighborhood. Commissioner Singh inquired about the reasons behind allowing the investor to rent the homes. Mr. Raymond explained that properties purchased by investors generally receive minimal repairs. Allowing the investor to rent for five years would allow cash flow and price appreciation to occur. Commissioner Davoli inquired about the interest on the loans. The loans are interest accruing and will be deferred for the five years. Commissioner Cha inquired about the underwriting criteria and loan loss reserve fund. Mr. Raymond explained that there is \$700,000 available under the current CHPP. Currently, there is no loan loss reserve set up for the program. Housing Authority Staff currently underwrite and approve the applications for the CHPP. The Agency will be approving the loans made under the program.

Motion: Motion was made to recommend approval of item D1 by Commissioner Davoli with the stipulation that a 10% loan loss reserve fund be set up by staff.

Second: Commissioner Cha seconded the motion.
Ayes: Cox, Davoli, Singh, Einsidler, Cha
Noes: None
Abstain: None

2. FISCAL YEAR 2011-2015 CONSOLIDATED PLAN PUBLIC HEARING ON HOUSING AND COMMUNITY DEVELOPMENT NEEDS

Crystal Smith, Budget and Management Studies Division provided the report to Commissioners. The public hearing begins the process of the Consolidated Plan covering fiscal years 2011-2015. Staff recommends HCDC review the

schedule of consolidated planning activities and participate in the citizen participation efforts to develop the 2011-2015 Consolidated Plan. The Consolidated Plan is a five year strategic plan that covers the housing and community development needs for low and moderate income persons, the homeless, persons with disabilities, advocacy groups, community based organizations, and governmental institutions. It will serve to guide annual funding appropriations which are then detailed in the annual action plan that cover the consolidated plan period. Federal entitlement funds are provided annually to the City through the Community Development Block Grant (CDBG); the HOME Investment Partnerships Grant (HOME); the Emergency Shelter Grant (ESG) and the Housing Opportunities for Persons with AIDS (HOPWA). The City receives approximately \$12 million of entitlement funding to address affordable housing and community needs. Commissioner Cha requested a copy of the analysis gathered by the consultant when completed. Ms. Smith informed the Commissioners that the information will be available in April.

No vote was required for the item.

E. INFORMATIONAL REPORTS

Craig Scharton, Downtown and Community Revitalization Director provided a power point presentation on the mission and goals of the department. There are three mission driven functions of the department; Downtown Revitalization, Neighborhood Revitalization and supporting locally owned businesses. The department coordinates with the public and private sector and other City departments to put resources available into the revitalization efforts. Elliot Balch, Downtown Revitalization Manager oversees the downtown efforts. Elaine Robles, Neighborhood Revitalization Manager, oversees the Lowell plan efforts. Due to the size of the Lowell neighborhood the City can put all its resources together, revitalize the neighborhood and take that template to work on other neighborhoods in the City. Amy Huerta, Local Business Initiatives Manager, works with businesses, helps them organize and identify their priorities. Mr. Scharton informed Commissioners that the Community and Specific Plans are planning efforts that will rewrite the rules and regulations for development in the urban area and will be taken to Council on January 28.

F. COMMISSIONERS' ITEMS

None

G. UNSCHEDULED ORAL COMMUNICATIONS

Claudia Cázares informed commissioners that City Manager Andy Souza's last day at the City is January 29. Assistant City Manager, Bruce Rudd will be Interim City Manager until the new City Manager is appointed.

Ms. Cázares also informed commissioners that the City was not awarded NSP2 funds.

H. ADJOURNMENT

Next Regularly Scheduled Commission Meeting: **February 10, 2010.**

There being no further business to bring before the Housing and Community Development Commission, the meeting adjourned at 6:24 p.m.

Attest: Rogenia Cox, Chair

Attest: Claudia Cázares, Manager
Housing and Community Development